013.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,192,300 /	1,192,300
USE VALUE:	1,192,300 /	1,192,300
ASSESSED:	1,192,300 /	1,192,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3	-3A	WHITE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SERABIAN DAVID A
Owner 2:	SERABIAN TRACY WALLACE
Owner 3:	
Street 1:	96 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MIA JANE LLC -
Owner 2:	-
Street 1:	96 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,781 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2815 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms

Ellen Ouell

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4781.000	736,900	4,700	450,700	1,192,300
Total Card	0.110	736,900	4,700	450,700	1,192,300
Total Parcel	0.110	736,900	4,700	450,700	1,192,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.63 | /Parcel: 423.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	10142
GIS Ref	
GIS Ref	
Insp Date	09/29/17

!1257!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	737,000	4700	4,781.	450,700	1,192,400	1,192,400	Year End Roll	12/18/2019
2019	104	FV	552,200	4700	4,781.	478,900	1,035,800	1,035,800	Year End Roll	1/3/2019
2018	104	FV	552,200	4700	4,781.	349,300	906,200	906,200	Year End Roll	12/20/2017
2017	104	FV	520,900	4700	4,781.	304,300	829,900	829,900	Year End Roll	1/3/2017
2016	104	FV	520,900	4700	4,781.	259,200	784,800	784,800	Year End	1/4/2016
2015	104	FV	458,300	4700	4,781.	253,500	716,500	716,500	Year End Roll	12/11/2014
2014	104	FV	330,400	4700	4,781.	208,500	543,600	543,600	Year End Roll	12/16/2013
2013	104	FV	338,100	4700	4,781.	198,300	541,100	541,100		12/13/2012

PRINT

Date	Time
12/10/20	16:54:27

LAST REV

Date	Time
09/17/19	09:56:28
mmcmakin	
1257	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIA JANE LLC,	73130-373	1	8/19/2019	Convenience	100	No	No		
SERABIAN DAVID	65114-291		3/26/2015	Convenience	99	No	No		
OUELLETTE ROGER	61775-485		5/10/2013	Change>Sale	650,000	No	No		
	12796-129		1/1/1901	Family		No	No		Arthur Ouellette dod 08/26/1990

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	603	Re-Roof	8,600					
5/21/2014	502	Porch	25,500					
6/3/2013	786	Redo Kit	58,650					
5/13/2013	681	Redo Kit	20,250	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Mail Update	EMK	Ellen K
9/29/2017	MEAS&NOTICE	BS	Barbara S
6/18/2014	External Ins	PC	PHIL C
4/15/2014	Measured	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
6/5/2013	Info Fm Prmt	EMK	Ellen K
5/11/2009	Meas/Inspect	372	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

USER DEFINED

Prior Id # 1:	10142
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4781		Sq. Ft.	Site		0	80.	1.18	1									450,745						450,700	

Total AC/HA:	0.10976	Total SF/SM:	4781	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	450,745	Spl Credit		Total:	450,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05384612
Const Adj.:	0.98000199
Adj $ / SQ:	175.571
Other Features:	140487
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	772416
Depreciation:	35531
Depreciated Total:	736885

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

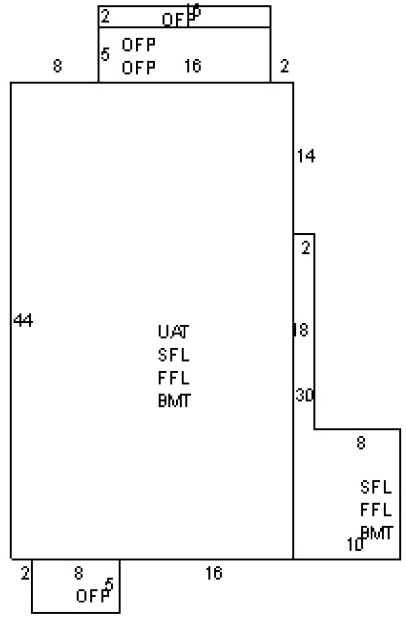
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.13
Special Features:	0	Val/Su Net:	166.79
Final Total:	736900	Val/Su SzAd	283.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,300	52.670	68,473
FFL	First Floor	1,300	175.570	228,242
SFL	Second Floor	1,300	175.570	228,242
UAT	Upper Attic	286	109.730	31,383
OFP	Open Porch	232	23.140	5,368

Net Sketched Area:	4,418			Total:	561,708
Size Ad	2600	Gross Are	5276	FinArea	2815

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700